

**REZONING APPLICATION**

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GA.

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION*
NAME: <u>TL Reynolds Enterprises, LLC</u>	NAME: <u>Cruse Office Park</u>
ADDRESS: <u>1620 Riverpark Drive</u>	ADDRESS: <u>1840 Old Norcross Road</u>
CITY: <u>Dacula</u>	CITY: <u>Lawrenceville</u>
STATE: <u>Ga</u> ZIP: <u>30019</u>	STATE: <u>Ga</u> ZIP: <u>30044</u>
PHONE: <u>770-243-3299</u>	PHONE: <u>770-932-6122</u>
CONTACT PERSON: <u>Gregory Morgan</u> PHONE: <u>404-931-6222</u>	
CONTACT'S E-MAIL: <u>juanita7408@gmail.com</u>	

**APPLICANT IS THE:**

OWNER'S AGENT   
  PROPERTY OWNER   
  CONTRACT PURCHASER

PRESENT ZONING DISTRICTS(S): O1/C2 REQUESTED ZONING DISTRICT: C2

PARCEL NUMBER(S): 7004-266 ACREAGE: 4.42

ADDRESS OF PROPERTY: 1846 Old Norcross Road

PROPOSED DEVELOPMENT: Hair Salon

RESIDENTIAL DEVELOPMENT	NON-RESIDENTIAL DEVELOPMENT
No. of Lots/Dwelling Units _____	No. of Buildings/Lots: <u>5 buildings</u>
Dwelling Unit Size (Sq. Ft.): _____	Total Building Sq. Ft. <u>25,000</u>
Gross Density: _____	Density: _____
Net Density: _____	

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 PLEASE ATTACH A LETTER OF INTENT EXPLAINING WHAT IS PROPOSED

OCT 02 2020

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EXHIBIT "A"

PROPERTY DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in Land Lots 4 and 36 of the 7<sup>th</sup> Land District of Gwinnett County, Georgia, and being shown on that certain Condominium Plat For: Cruse Office Park, LLC, prepared by Proline Surveying, Inc., certified by James A. Jacobs, Georgia Registered Land Surveyor No. 2867, and being recorded in Condominium Plat Book CD 2, Page 269 Gwinnett County, Georgia Records, which said plat and the recording thereof is referred to and incorporated herein by reference for a more complete and accurate description.

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Type: DEED Book: 54777 Page: 00706

BK 54777 PG0706

EXHIBIT "A"  
LEGAL DESCRIPTION

All that tract or parcel of land being those certain Condominium Units located and situated in Land Lots 4 and 36 of the 7<sup>th</sup> District, Gwinnett County, Georgia, being Building B, Suites 100, 200, and 300 of "Cruse Office Park, a Condominium," recorded in Condominium Plat Book 2, Page 269, records of the Superior Court of Gwinnett County, Georgia, on the Plans applicable to said Condominium Units, files as Condominium Floor Plans Nos. 3072 and 3073, aforesaid records, which are incorporated herein by this reference a part of the description of the property conveyed hereby, and together with its appurtenance percentage of undivided interest in the common elements of said Condominium known as "Cruse Office Park, a Condominium," as provided in that certain Declaration of Condominium for Cruse Office Park, a Condominium by Cruse Office Park, LLC, a Georgia limited liability company, dated October 29, 2002, filed October 30, 2002 and recorded in Deed Book 29481, Page 56, aforesaid records; as amended by that certain First Amendment to the Declaration of Condominium for Cruse Office Park, a Condominium by Cruse Office Park, LLC, a Georgia limited liability company, dated January 20, 2003, filed January 22, 2003 and recorded in Deed Book 30743, Page 70, aforesaid records; as further amended by that certain Second Amendment to the Declaration of Condominium for Cruse Office Park, a Condominium by Cruse Office Park, LLC, a Georgia limited liability company, dated June 16, 2004, filed June 16, 2004 and recorded in Deed Book 38708, Page 226, aforesaid records; as further amended by that certain Third Amendment to the Declaration of Condominium for Cruse Office Park, a Condominium by Cruse Office Park, LLC, a Georgia limited liability company, dated September 15, 2004, filed September 15, 2004 and recorded in Deed Book 39875, Page 1, aforesaid records; as further amended by that certain Fourth Amendment to the Declaration of Condominium for Cruse Office Park, a Condominium by Cruse Office Park, LLC, a Georgia limited liability company, dated October 1, 2004, filed October 5, 2004 and recorded in Deed Book 40092, Page 249, aforesaid records; as may be further amended and/or supplemented.

TOGETHER WITH the Easements and Appurtenances as contained in that certain Grant of Reciprocal Easements for Ingress and Egress by and among Cruse Corner Associates, LLC, a Georgia limited liability company, Cruse Commons, LLC, a Georgia limited liability company and Cruse Office Park, LLC, a Georgia limited liability company, with the consent of The Community Bank, dated July 2001, filed November 12, 2003 and recorded in Deed Book 35926, Page 88, aforesaid records.

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**LEGEND**

HCB	HANDICAP RAMP
EB	ELECTRICAL BOX
HE	HEAVENLY
P.O.B	POINT OF BEGINNING
R/W	RIGHT OF WAY
N/O	NOVEMBER OWNERSHIP
OF	ORATE FILET
CONC	CONCRETE
ASPH	ASPHALT
TE	TELEPHONE DOOR
W	WARRANTY
SE	SEWAGE TRENCH MAN-HOLE
VT	VENTILATOR
WV	WATER VALVE
GV	GAS VALVE
PI	PART PROGRAM
CB	CATCH BASIN
WM	WATER METER
LM	LOAD METER
PF	POWER POLE
DB	DEED BOOK
PC	PAGE
OP	OVERHEAD POWER LINE
JB	JUNCTION BOX
CO	CLEAR CUT
UCZ	UNDERGROUND ELECT.



**BUILDING INFORMATION TABLE**

BLDG #	TYPE	F.F.E.
B	1 STORY BRICK	990.40'
C	1 STORY BRICK	988.49'
D	1 STORY BRICK	987.30'
E	1 STORY BRICK	985.93'
F	1 STORY BRICK	983.94'

Ref. Floor Plan #'s  
2450, 2451, 2452  
2453, 2454, 2455  
2456, 2457, 2458  
2459



**NOTES**  
ALL IRON PINS LABELED AS SET OF FOUND (S.F. or F.F.) ARE 1/2" PLEUR RODS, UNLESS OTHERWISE INDICATED.  
THIS SITE IS NOT LOCATED WITHIN 500 FEET OF A NATIONAL GEODETIC SURVEY MONUMENT.  
FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITHIN 3 SECONDS TOTAL STATION.  
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE ERROR OF ONE FOOT IN 322,535 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT AND WAS ADJUSTED BY LEAST SQUARES.  
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURES AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 2,651.5-3 FEET.

NOW OR FORMERLY  
CRUSE COMMONS, LLC

4.42 ACRES

FILED & RECORDED  
CLERK SUPERIOR COURT  
CHICKSBY COUNTY GA  
DATE 10/30/02 TIME 1:20  
PLAT BOOK 002 PAGE 260  
TOM LAWLER, CLERK

NOW OR FORMERLY  
WELLBORN  
DB 1117 PG 159

NOW OR FORMERLY  
CRUSE CORNERS, LLC

GLEN OAKS

NOW OR FORMERLY  
GLEN OAKS RACQUET CLUB UNIT VI  
PB 67 PG 229

IN WITNESS WHEREOF, I HAVE AFFIXED MY HAND AND SEAL TO THIS MAP OR PLAT IN CHICKSBY COUNTY, GEORGIA, ON THIS 10th DAY OF OCTOBER, 2002.

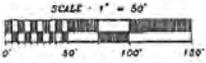


DATE 10-29-2002  
BY: [Signature]  
PROLINE SURVEYING, INC.  
119 CREEK HOLLOW DR., WOODSTOCK, GA 30188  
770-559-1394

CONDOMINIUM PLAT FOR:  
**CRUSE OFFICE PARK, LLC.**  
SURVEYING SERVICES BY:  
**PROLINE SURVEYING, INC.**  
119 CREEK HOLLOW DR., WOODSTOCK, GA 30188  
770-559-1394

LAND LOT: 36 & 4	SURVEYED: 10-09-02
DISTRICT: 7TH	DRAWN: 10-16-02 BY: JAJ
COUNTY: GWINNETT	SCALE: 1" = 80'

CRUSE OFFICE PARK  
1838, 1840, 1842, 1844, 1846 OLD NORCROSS RD.  
LAWRENCEVILLE, GEORGIA  
PLAT BOOK 89, PAGE 259 | PL2002-047



THIS PLAT COMPLIES WITH OCGA SECTION  
( 44 -3- 83 ) SUB-SECTION ( a )

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**REZONING APPLICANT'S RESPONSE**  
**STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER**

PURSUANT TO REQUIREMENTS OF THE UNIFIED DEVELOPMENT ORDINANCE, THE BOARD OF COMMISSIONERS FINDS THAT THE FOLLOWING STANDARDS ARE RELEVANT IN BALANCING THE INTEREST IN PROMOTING THE PUBLIC HEALTH, SAFETY, MORALITY OR GENERAL WELFARE AGAINST THE RIGHT TO THE UNRESTRICTED USE OF PROPERTY AND SHALL GOVERN THE EXERCISE OF THE ZONING POWER.

PLEASE RESPOND TO THE FOLLOWING STANDARDS IN THE SPACE PROVIDED OR USE AN ATTACHMENT AS NECESSARY:

- (A) WHETHER A PROPOSED REZONING WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

YES

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- (B) WHETHER A PROPOSED REZONING WILL ADVERSELY AFFECT THE EXISTING USE OR USABILITY OF ADJACENT OR NEARBY PROPERTY:

NO

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- (C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED REZONING HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

YES

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- (D) WHETHER THE PROPOSED REZONING WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

NO

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- (E) WHETHER THE PROPOSED REZONING IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

YES

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- (F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER APPROVAL OR DISAPPROVAL OF THE PROPOSED REZONING:

NO

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The intention of this letter is to request rezoning of Cruse Office Park located on Old Norcross Road in Lawrenceville. The office park consists of a total of 5 buildings comprising a variety of different businesses. The request is being made to rezone from its current OI/C2 district to a district of C2.

This rezone would allow for the establishment of a hair salon suite to be located in building 1846 Old Norcross Road, Suite 200. The suite will comprise 640 square feet of the 4,670 square feet building which already encompasses a medical suite in Suite 100 (1430 sq. ft.) and a dental suite in Suite 300 (2600 sq. ft.).

The salon suite is a privately owned Dominican hair salon which will offer multicultural hair care to the community on a part-time by appointment only basis and has one employee. Appointments will be available on Tuesdays through Saturdays from 10:00 am-4:00 pm. No other services, including permanent makeup, will be provided. The office park is open to any necessary restrictions on the C2 zone in order to accommodate the salon while appeasing county concerns.

An adequate buffer does exist between the neighboring residential property, and no exterior modifications including additions to parking, are proposed.

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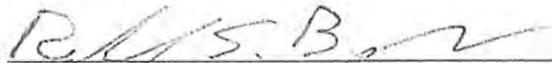
**PCT 02 2020**

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**RZC '20 025**

**REZONING APPLICANT'S CERTIFICATION**

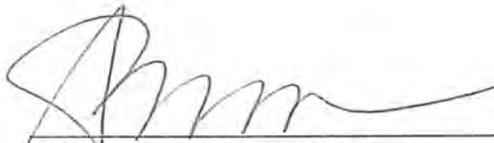
THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

  
Signature of Applicant

9/24/2020  
Date

Richard S. Burgess, President HOA Cruse Office Park

Type or Print Name and Title



Signature of Notary Public

9/24/2020  
Date

ALONE BERNARD  
NOTARY PUBLIC  
GWINNETT COUNTY, GEORGIA  
Notary Seal  
MY COMM. EXPIRES 05/01/2021

GA License # 064727561

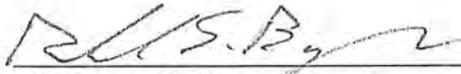
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**REZONING PROPERTY OWNER'S CERTIFICATION**

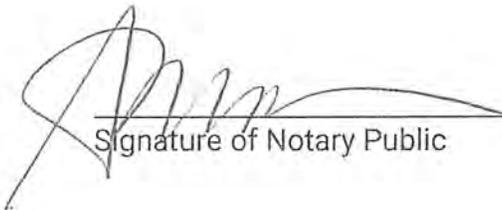
THE UNDERSIGNED BELOW, OR AS ATTACHED, IS THE OWNER OF THE PROPERTY CONSIDERED IN THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 12 MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS UNLESS WAIVED BY THE BOARD OF COMMISSIONERS. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION BE ACTED UPON IN LESS THAN SIX (6) MONTHS FROM THE DATE OF LAST ACTION BY THE BOARD OF COMMISSIONERS.

  
Signature of Property Owner

9/24/2020  
Date

Richard S. Burgess, President HOA Cruse Office Park

Type or Print Name and Title

  
Signature of Notary Public

9/24/2020  
Date

ALONE BERNARD  
NOTARY PUBLIC  
GWINNETT COUNTY, GEORGIA  
MY COMM. EXPIRES 05/01/2021  
Notary Seal

GA License  
# 064727561

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**VERIFICATION OF CURRENT PAID PROPERTY TAXES FOR REZONING**

THE UNDERSIGNED BELOW IS AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

**\*Note: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 7004 - 266 - \_\_\_\_\_  
(Map Reference Number) District Land Lot Parcel

*Richard S. Burgess*  
Signature of Applicant

\_\_\_\_\_  
Date

Richard S. Burgess, President HOA Cruse Office Park

\_\_\_\_\_  
Type or Print Name and Title

**\*\*\*PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.\*\*\***

**TAX COMMISSIONERS USE ONLY**

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

*Ingrid Umazor*  
NAME

*TSA II*  
TITLE

*9/25/2020*  
DATE

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Physical Characteristics

ROOFING

WALLS

	B	1	2	U
Frame		Yes		
Guard	Yes	Yes		Yes

FRAMING

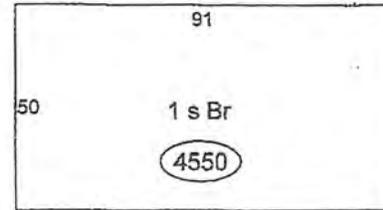
	B	1	2	U
Wd Jst	0	4550	0	0

FINISH

	UF	SF	FO	FD
1	4550	0	0	0
Total	4550	0	0	0

HEATING AND AIR CONDITIONING

	B	1	2	U
A/C	0	4550	0	0



Special Features

Description

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Summary of Improvements

ID	USE	Story Height	Const Type	Grade	Year Cons	Eff Year	Cond	Size or Area
C	GENOFF	0.00		C	2002	2002	AV	4550

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TL REYNOLDS ENTERPRISES LLC  
1620 RIVERPARK DR  
Dacula, GA 30019-7611  
BLD 3 CRUSE OFFICE PARK LLC

Tax ID 3616413

Printed 09/24/2020

Card No. 1 of 1

neighborhood Number  
9400  
neighborhood Name  
Duluth - L'ville Connectors  
ASKING DISTRICT INFORMATION  
Jurisdiction Name Gwinnett County  
Area 001  
District 01

Transfer of Ownership

Owner	Consideration	Transfer Date	Deed Type	Deed Book/Page
WCII 1 LLC	240000	11/30/2016	Fu	54777 704
JBN REAL ESTATE INC	150700	09/25/2015	Fu	53843 658
CRUSE PARTNERS LLC	220076	06/02/2015	Ti	53607 428
AMERICAN UNITED INVESTMENT GROUP LLC	450000	08/27/2007	WD	48254 193
AMERICAN UNITED BANK	0	06/30/2006	Co	
AMERICAN UNITED INVESTMENT GROUP LLC	1072500	06/30/2006	WD	46708 92

Site Description

Topography Level  
Public Utilities All  
Street or Road Paved  
Neighborhood  
Zoning: OI-Office-Institutional  
Legal Acres: 0.1000

Valuation Record

Assessment Year	2015	2016	2016	2017	2018	2019	2020
Reason for Change	Ntc Cur Asmt	Ntc Cur Asmt	AppealCurr+2	Adj to Sale	Ntc Cur Asmt	Ntc Cur Asmt	Ntc Cur Asmt
Appraised Value L	91500	91500	91500	91500	91500	91500	91500
I	379900	379900	193500	148500	148500	148500	148500
T	471400	471400	285000	240000	240000	240000	240000
Assessed Value L	36600	36600	36600	36600	36600	36600	36600
I	151960	151960	77400	59400	59400	59400	59400
T	188560	188560	114000	96000	96000	96000	96000



Land Size

Land Type	Rating, Soil ID - or - Actual Frontage	Acrcage - or - Effective Frontage	Square Feet - or - Effective Depth	Influence Factor
C5 - Second	C5 - Secondary Strip	0.1045		
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